

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TEXAS

Case number (if known)

Chapter 11 Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name WC Braker Portfolio B, LLC

## 2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 83-3464432

## 4. Debtor's address Principal place of business

814 Lavaca Street  
Austin, TX 78701

Number, Street, City, State &amp; ZIP Code

## Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State &amp; ZIP Code

Travis  
County

## Location of principal assets, if different from principal place of business

Number, Street, City, State &amp; ZIP Code

## 5. Debtor's website (URL)

## 6. Type of debtor

- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- Partnership (excluding LLP)
- Other. Specify: \_\_\_\_\_

Debtor

**WC Braker Portfolio B, LLC**

Name

Case number (if known)

**7. Describe debtor's business****A. Check one:**

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

**B. Check all that apply**

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.****5511****8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- Chapter 7
- Chapter 9
- Chapter 11. **Check all that apply:**

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 04/01/25 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D) and it chooses to proceed under Subchapter V of Chapter 11.
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?** No. Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?** No Yes.

Debtor

**WC Braker Portfolio B, LLC**

Name

Case number (if known)

List all cases. If more than 1,  
attach a separate listDebtor  
District**See Attachment**

When

Relationship

Case number, if known

**11. Why is the case filed in  
this district?**

- Check all that apply:*
- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
  - A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or  
have possession of any  
real property or personal  
property that needs  
immediate attention?**

- No
- Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_
- It needs to be physically secured or protected from the weather.
- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- Other \_\_\_\_\_

**Where is the property?**

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**

- No
- Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of  
available funds***Check one:*

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of  
creditors**

- 1-49
- 50-99
- 100-199
- 200-999

 1,000-5,000 5001-10,000 10,001-25,000 25,001-50,000 50,001-100,000 More than 100,000**15. Estimated Assets**

- \$0 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$500,000
- \$500,001 - \$1 million

 \$1,000,001 - \$10 million \$10,000,001 - \$50 million \$50,000,001 - \$100 million \$100,000,001 - \$500 million \$500,000,001 - \$1 billion \$1,000,000,001 - \$10 billion \$10,000,000,001 - \$50 billion More than \$50 billion**16. Estimated liabilities**

- \$0 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$500,000
- \$500,001 - \$1 million

 \$1,000,001 - \$10 million \$10,000,001 - \$50 million \$50,000,001 - \$100 million \$100,000,001 - \$500 million \$500,000,001 - \$1 billion \$1,000,000,001 - \$10 billion \$10,000,000,001 - \$50 billion More than \$50 billion

Debtor

**WC Braker Portfolio B, LLC**

Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 29, 2022  
MM / DD / YYYY

**X /s/ Natin Paul**

Signature of authorized representative of debtor

**Natin Paul**

Printed name

Title Authorized Signatory**18. Signature of attorney****X /s/ Todd Headden**

Signature of attorney for debtor

Date September 29, 2022

MM / DD / YYYY

**Todd Headden 24096285**

Printed name

**Hayward PLLC**

Firm name

**901 Mopac Expressway****Building 1, Suite 300****Austin, TX 78746**

Number, Street, City, State &amp; ZIP Code

Contact phone 737-881-7100Email address theadden@haywardfirm.com**24096285 TX**

Bar number and State

Debtor

WC Braker Portfolio B, LLC

Name

Case number (*if known*)**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TEXAS

Case number (*if known*)Chapter 11 Check if this an  
amended filing**FORM 201. VOLUNTARY PETITION****Pending Bankruptcy Cases Attachment**

Debtor	<b>WC Braker Portfolio B, LLC</b>	Name	Case number ( <i>if known</i> )
Debtor	<b>6th and San Jacinto, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>12/07/21</u>	Case number, if known
Debtor	<b>Arboretum Crossing, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>7/06/21</u>	Case number, if known
Debtor	<b>GVS Texas Holdings I, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Northern District of Texas, Dallas Division</b>	When <u>6/17/21</u>	Case number, if known
Debtor	<b>WC 3rd and Tri&amp;nity, LP</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>4/06/21</u>	Case number, if known
Debtor	<b>WC 511 Barton Blvd, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>12/07/21</u>	Case number, if known
Debtor	<b>WC 717 N. Harwood Property, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>8/03/21</u>	Case number, if known
Debtor	<b>WC Alamo Industrial Center, LP</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>4/04/22</u>	Case number, if known
Debtor	<b>WC Braker Portfolio, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>5/02/22</u>	Case number, if known
Debtor	<b>WC Culebra Crossing SA, LP</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>5/04/21</u>	Case number, if known
Debtor	<b>WC Manhattan Place Property, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>1/25/22</u>	Case number, if known
Debtor	<b>WC Met Center, LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>9/07/21</u>	Case number, if known
Debtor	<b>WC South Congress Square LLC</b>	Relationship to you	<b>Affiliated Case</b>
District	<b>Western District of Texas, Austin Division</b>	When <u>10/06/20</u>	Case number, if known

Fill in this information to identify the case:

Debtor name **WC Braker Portfolio B, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF TEXAS**

Case number (if known): \_\_\_\_\_

Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Julia Clark & Associates, P.C. 1700 West Avenue Austin, TX 78717						\$0.00
Texas Comptroller of Public Accounts P.O. Box 13528, Capitol Station Austin, TX 78711-3528						Unknown

**United States Bankruptcy Court  
Western District of Texas**

In re WC Braker Portfolio B, LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Authorized Signatory of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: September 29, 2022

/s/ Natin Paul

**Natin Paul/Authorized Signatory**  
Signer>Title

ATX Braker LLC  
11755 Wilshire Blvd., Suite 1400  
Los Angeles, CA 90025

Julia Clark & Associates, P.C.  
1700 West Avenue  
Austin, TX 78717

Liz Boydston  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, TX 75201

Mitchell A. Karlan & Keith R. Martorana  
Gibson, Dunn & Crutcher LLP  
200 Park Avenue  
New York, NY 10166

Texas Comptroller of Public Accounts  
P.O. Box 13528, Capitol Station  
Austin, TX 78711-3528